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Our ref: 10 ERM2015/1083
Our file:
Your ref: DA-2015/1254

The General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG NSW 2500

Attention: Andrew Kite

20 November 2015

Dear Sir

Re: Integrated Development Referral – General Terms of Approval

Dev Ref: DA-2015/1254

Description of proposed activity: Wollongong University - Multi Storey Carpark

Site location: Lot 1 DP 1188267, 2 Northfields Avenue, Keiraville

I refer to your recent letter regarding an integrated Development Application (DA) proposed for the subject property. Attached, please find DPI Water's (formerly the NSW Office of Water) General Terms of Approval (GTA) for works requiring a controlled activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 91A (3) of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, DPI Water requests that these GTA be included (in their entirety) in Council's development consent. Please also note the following:

- DPI Water should be notified if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works on waterfront land (which includes (i) the bed of any river together with any land within 40 metres inland of the highest bank of the river, or (ii) the bed of any lake, together with any land within 40 metres of the shore of the lake, or (iii) the bed of any estuary, together with any land within 40 metres inland of the mean high water mark of the estuary).
- Once notified, DPI Water will ascertain if the amended plans require review or variation/s to the GTA. This requirement applies even if the proposed works are part of Council's proposed consent conditions and do not appear in the original documentation.

- DPI Water should be notified if Council receives an application to modify the development consent and the modifications change any activities on waterfront land.
- DPI Water requests notification of any legal challenge to the consent.

As the controlled activity to be carried out on waterfront land cannot commence before the applicant applies for and obtains a controlled activity approval, DPI Water recommends the following condition be included in the development consent:

"The Construction Certificate will not be issued over any part of the site requiring a controlled activity approval until a copy of the approval has been provided to Council".

The attached GTA are not the controlled activity approval. The applicant must apply (to DPI Water) for a controlled activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity on waterfront land.

Finalisation of a controlled activity approval can take up to eight (8) weeks from the date DPI Water receives all documentation (to its satisfaction). Applicants must complete and submit (to the undersigned) an application form for a controlled activity approval together with any required plans, documents, the appropriate fee and security deposit or bank guarantee (if required by the Office of Water) and proof of Council's development consent.

Application forms for the controlled activity approval are available from the undersigned or from DPI Water's website:

www.water.nsw.gov.au [Water licensing](#) > [Approvals](#) > Controlled activities

DPI Water requests that Council provide a copy of this letter to the applicant.

DPI Water also requests that Council provides DPI Water with a copy of the determination for this development application as required under section 91A (6) of the EPA Act.

Yours Sincerely



Jeremy Morice

Water Regulation Officer

Water Regulatory Operations, Water Regulatory Operations South

NSW Department of Primary Industries – DPI Water

General Terms of Approval

for work requiring a controlled activity approval
under s91 of the *Water Management Act 2000*

Number	Condition	File No:
Site Address:	Lot 1 DP 1188267, 2 Northfields Avenue, Keiraville	
DA Number:	DA-2015/1254	
LGA:	Wollongong City Council	
Plans, standards and guidelines		
1	<p>These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to DA-2015/1254 and provided by Council:</p> <ul style="list-style-type: none">(i) Statement of Environmental Effects(ii) Civil and Drainage Plans(iii) Landscape Plans(iv) Flood Study <p>Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified DPI Water (formerly the NSW Office of Water) must be notified to determine if any variations to these GTA will be required.</p>	
2	<p>Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from DPI Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the river identified.</p>	
3	<p>The consent holder must prepare or commission the preparation of:</p> <ul style="list-style-type: none">(i) Construction Civil and Drainage Plans(ii) Erosion and Sediment Control Plan	
4	<p>All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with DPI Water's guidelines located at www.water.nsw.gov.au/ Water-Licensing/Approvals.</p> <ul style="list-style-type: none">(i) Vegetation Management Plans(ii) Laying pipes and cables in watercourses(iii) Riparian Corridors(iv) In-stream works(v) Outlet structures(vi) Watercourse crossings	
5	<p>The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to DPI Water.</p>	

Number	Condition	File No:
Rehabilitation and maintenance		
6	The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the DPI Water.	
7	The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the DPI Water.	
Reporting requirements		
8	The consent holder must use a suitably qualified person to monitor the progress, completion, performance of works, rehabilitation and maintenance and report to DPI Water as required.	
Disposal		
9	The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by DPI Water.	
Drainage and Stormwater		
10	The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by DPI Water; and (ii) do not obstruct the flow of water other than in accordance with a plan approved by DPI Water.	
Erosion control		
11	The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by DPI Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.	
Excavation		
12	The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by DPI Water.	
END OF CONDITIONS		

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



The General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG DC NSW 2500

Your Ref: DA-2015/1254
Our Ref: D15/3120
DA15101698966 PE

ATTENTION: Andrew Kite

22 October 2015

Dear Sir/Madam

Land Use Application for 1//1188267 2 Northfields Avenue Keiraville NSW 2500

I refer to your letter dated 13 October 2015 seeking advice regarding bush fire protection for the above Land Use Application in accordance with Section 79BA of the 'Environmental Planning and Assessment Act 1979'.

The Service has reviewed the plans and documents received for the proposal and subsequently raise no concerns or issues in relation to bush fire.

For any queries regarding this correspondence please contact Peter Eccleston on 1300 NSW RFS.

Yours sincerely

Nika Fomin
Manager Customer Service Centre East

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.

Andrew Kite
Wollongong City Council
council@wollongong.nsw.gov.au

**DEVELOPMENT APPLICATIONS 2014/1510 & 2015/1254 – LOT 1 DP 1188267,
NORTHFIELDS AVENUE, KEIRAVILLE – KOOLABONG UNDER GRADUATE STUDENT
ACCOMMODATION RENOTIFICATION & MULTI-STOREY CARPARK**

Dear Sir

Roads and Maritime Services (RMS) refers to your letters dated 7th and 13th October 2015 regarding the subject development applications.

RMS notes the development application (DA-2014/1510) for the undergrad student accommodation has been lodged concurrently with (DA-2015/1254) for a multi-storey carpark in order to address Council concerns with parking shortfalls with DA-2014/1510 previously lodged 2 December 2014.

RMS has reviewed both development applications in conjunction. RMS notes a total of 359 spaces (a rate of approximately 1 space per 3 students) have been reserved for the proposed student accommodation facilities to mitigate long term parking impacts on local roads. Based on the information provided, this is likely to result in an additional 21 vehicles per hour in the AM peak and 88 vehicles per hour in the PM utilising the M1 Princes Motorway Ramps. This minor increase is unlikely to have a significant impact on the classified road network. Therefore, RMS does not object to the development applications in principle.

If you have any questions please contact Hala Sattouf 4221 2769.

Yours faithfully



11/11/2015

Chris Millet
Manager Land Use
Southern Region

Roads & Maritime Services

Lauren Wilson

From: REID, BEAU <BEAU.REID@sydneywater.com.au>
Sent: Monday, 19 October 2015 4:34 PM
To: Records
Subject: RE: DA-2015/1254 - 2 Northfields Avenue, Keiraville - Andrew Kite

Dear Mr Kite,

Thank you for your letter notifying Sydney Water of the proposed development referenced above.

Due to the proximity of the proposed development to a Sydney Water asset, we request that Council includes the following condition in the development consent to be met before they issue the Construction Certificate.

Building Plan Approval

The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

For further assistance please telephone 13 20 92 or refer to Sydney Water's website www.sydneywater.com.au for:

- Quick Check agent details - see Plumbing, building and developing then Quick Check agents, and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Plumbing, building and developing then Building over or next to assets.

If you require any further information, please contact Beau Reid of Urban Growth Strategy on 02 8849 4357 or e-mail beau.reid@sydneywater.com.au



Beau Reid | Student Town Planner

Growth Strategy | Sydney Water
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T 8849 4357 M 0459 983 991
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